

JUL 19 2018

MEMORANDUM

TO: David S. Kelley, P.E., Meridian Associates, Inc.
FROM: Planning Department
DATE: July 19, 2018
SUBJECT: 44 Estabrook Ave. Application review

**PLANNING BOARD
GRAFTON, MA**

EXHIBIT 12

The following comments are in response to an internal review of the Special Permit & Site Plan Review applications for the proposed solar farm located at 44 Estabrook Avenue. This review included the following documents submitted to this office on June 13, 2018: application forms, project narrative, waiver requests and plan set entitled "Knowlton Farms Solar Development – 44 Estabrook Avenue" dated June 12, 2018 and prepared by Meridian Associates, Inc. for BlueWave Capitol, LLC. In this review the Planning Department did not review the Stormwater analysis. Please contact Graves Engineering for more information on the Stormwater Analysis and Calculations Report.

1. A locus plan of 1"=1000' is required or a waiver must be requested. The cover sheet includes a locus plan at a scale of 1"=500'. Please revise Plan Set or submit a waiver.
2. On Sheet 11, "General Sequence of Events", Note 3 needs to be updated to reference Estabrook Ave.; currently it calls out construction access via Boston Post Rd.
3. A general review for drafting errors should be completed to eliminate items such as text over text, reduce crossing of leader lines, text cut off at edges of viewports, etc.
4. Details and specifications of all appurtenant structures to the ground-mounted solar photovoltaic installation should be submitted in order to address visual impacts and architectural compatibility.
6. The gravel access road will need to be expanded to accommodate emergency vehicles. The Applicant should contact the Fire Department for their apparatus specifications.
7. The Applicant has also submitted a Special Permit for a Solar PV Installation for 43 Estabrook Avenue. In reviewing that plan set, the space between the solar tables for the "Dual-Use" layout is only 16.5' whereas on 44 Estabrook it is 18'. What design standards were used in creating the two solar array layouts? Also, 44 Estabrook shows a larger fenced area for their "Dual-Use" while 43 Estabrook Ave. shows a tighter fence line to the array.
7. Should the applicant choose to pursue the "Conventional" solar array, the plan set will need to be updated to reflect that choice before the Board should make any determinations. Currently the "Dual-Use" layout is shown on the majority of the design plans. If in the future the Applicant would like pursue a different configuration than the one currently shown a Modification of Special Permit Application will need to be submitted.
7. The Applicant may want to submit case studies on where the Dual-use has been implemented and their success rate for the Board and public to review.
8. The Applicant should provide more information in regards to their current Chapter 61A status and potential future entrance back into the program.
9. If the Applicant decides to proceed with the "Dual-Use", more information should be provided as to the proposed agricultural/livestock use similar to an Operation/Maintenance plan and how it differs from that of 43 Estabrook.

Contact our office if you have any questions or need additional information.